



City of Granite City

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Board of Appeals MINUTES May 5, 2010

The Granite City Board of Appeals met on Wednesday, May 5, 2010. Acting Chair Debbie Smith called the meeting to Order at 7:00 PM.

Members Present: Debbie Smith, Kayleen Johnston, Evelyn Harris and Doug Conrad. Also present were: Aldermen Dan McDowell, Jim Smith and Steve Willaredt, Zoning Administrator. Excused absence: Sam Akeman.

Comments/Swear In

The Acting Chair welcomed the Petitioners, swore them in and stated the Board of Appeals will hear testimony and the Board will give their decision to the City Council for final determination at the next Council meeting scheduled for May 18, 2010.

MINUTES/AGENDA

A motion to approve the minutes from the previous meeting and this evening's Agenda was made by Douglas Conrad and seconded by Kayleen Johnston. Voice vote. All ayes. Motion carried.

PETITIONER: Reginald Myint 2914 Denver (Vacant Lot)

Mr. Myint presented his request for a front yard fence variance to tie in with the existing front yard fence on his property located next to the vacant lot. He purchased the lot from the City of Granite City and would like to construct a 42 inch chain link fence, the same size and style as the existing fence.

The Chair called for comments and/or questions. Steve Willaredt commented the chain link fence will look better being flushed with the existing fence. No further comments.

MOTION by Douglas Conrad and seconded by Kayleen Johnston to grant the variance petition for construction of the fence on the vacant lot. Roll Call vote. Motion carried unanimously.

PETITIONER: Darlene McIntyre 2726 Myrtle (Vacant Lot)

Mrs. McIntyre stated her family purchased the vacant lot from the City of Granite City and they are requesting an approximate 7 ft. variance from the front build line of their home which is located next to the vacant lot. They wish to construct a wood privacy fence, similar to their existing fence in the back, and request that it be even with their front porch.

The Chair called for comments and questions. None voiced.

MOTION by Kayleen Johnston and seconded by Evelyn Harris to allow for an approximate 7 ft. variance to construct a privacy fence from the front build line of the house on the vacant lot south of the residence. Roll Call vote. Motion carried unanimously.

NEW BUSINESS

The Zoning Administrator announced Alan Milton has submitted his resignation from the Board of Appeals due to a business opportunity in Lively Groves, Illinois. Mr. Willaredt stated he will be missed; everyone agreed he has been a valuable asset to the Board for many, many years.

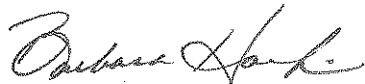
OLD BUSINESS

None voiced.

ADJOURN

A motion to adjourn was made by Douglas Conrad and seconded by Kayleen Johnston. Motion carried by unanimous consent.

Submitted by,

A handwritten signature in cursive script, appearing to read "Barbara Hawkins".

Barbara Hawkins
Secretary, Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

PETITIONER: (1) Reginald Myint

LOCATION: 2914 Denver Street

REQUEST: for front yard fence variance to align flush with existing fence on his residential property located at 2918 Denver Street.

FINDINGS OF FACT:

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

Yes

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

Yes

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

Yes

4) The plight of the applicant is due to peculiar circumstances not of his own making:

N/A

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning):

Yes

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

Yes

Motion by Douglas Conrad and seconded by Kayleen Johnston to approve the Petitioner's request.

PETITION: Request for front yard fence variance to be constructed to align flush with existing fence on Petitioner's property located at 2918 Denver Street. Zoned R-3

ROLL CALL:

Acting Chair Debra Smith

Yes

Douglas Conrad

Yes

Evelyn Harris

Yes

Kayleen Johnston

Yes

ALL AYES – MOTION PASSED UNANIMOUSLY

Date of Hearing: May 5, 2010

BOARD OF APPEALS ADVISORY REPORT

PETITIONER: (2) Darlene McIntyre

LOCATION: 2726 Myrtle

REQUEST: for Petition to erect a fence with an approximate 7 ft. variance from the front build line of house, on adjacent vacant lot south of residence.

FINDINGS OF FACT:

1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1:

Yes

2) The strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent reasonable return on property:

Yes

3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property:

Yes

4) The plight of the applicant is due to peculiar circumstances not of his own making:

N/A

5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning):

Yes

6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan:

Yes

Motion by Kayleen Johnston and seconded by Evelyn Harris approve the Petitioner's request.

PETITION: Request a 7 ft. variance from front build line of their house on adjacent vacant lot south of residence. Zoned R-3

ROLL CALL:

Acting Chair Debra Smith

Yes

Douglas Conrad

Yes

Evelyn Harris

Yes

Kayleen Johnston

Yes

ALL AYES – MOTION PASSED UNANIMOUSLY

Date of Hearing: May 5, 2010